

# PAST WEEK AND FUTURE OUTLOOK IN THE REAL ESTATE WORLD

## OURAY A MODEL OFFICE BUILDING

One of the Fine Improvements Just Completed.

THOMAS F. WALSH, OWNER

Success of the Colorado Warranted Further Investments in an Exclusive Office Structure.

Prominent among the office buildings which have, during the last decade sprung up so rapidly in the city, the Colorado will probably take front rank. The success of the venture has been so pronounced, the owner, Thomas F. Walsh, has added to his holdings in that direction, and the Ouray, located at the corner of Eighth and G streets northwest, which has just been completed, adds another to the handsome improvements made by that gentleman in the city. While neither in size nor cost comparing with the first-named building it is in every respect a modern up-to-date structure, and thoroughly well adapted for the purposes for which it was erected.

### Handsome, Substantial.

Built of brick manufactured by the Washington H.draulic Press Brick Company, the trimmings are of Indiana limestone and the whole appearance is one of solidity and durability. The building contains seventy-eight offices, together with five stories on the street floor. Each floor is provided with vaults, toilets, and all the paraphernalia necessary to constitute a complete office building. Two electric elevators furnish transportation to the several floors.

### Striking Entrance.

A prominent feature is the main entrance flanked by polished granite columns and provided with a solid bronze revolving door that compares favorably with the finest ones in the buildings erected for the Government's use.

The cost of the building approximated \$25,000, which is about one-third of the cost of its larger prototype. The architect was Townsend, Steine & Haskell, of New York city, while the building was constructed by Richardson & Burgess, Incorporated, of this city, who have furnished a structure in every respect equal to the best that could be built, and one more added to the large number of prominent buildings in Washington that bear testimony to their excellent handiwork and careful attention to all detail.

Mr. Walsh in erecting these two handsome additions to the much needed office buildings of the city has shown his confidence in the future growth of the nation's Capital along business lines which it is stated he will further enlarge upon by building a mammoth hotel on the present site of the Oxford, at the corner of New York avenue and Fourteenth streets.

## NEW REAL ESTATE FIRM MAKING FINE START

Charles S. Muir & Co. report the following sales made during the past week:

For Sol. Behrend, 657, 659, and 611 Seventh street southwest; \$12,000.

For the estate of Wallace H. Hills, lot 2, block 25, Columbia Heights, at 70 cents per foot.

For D. E. Kleps, three-story apartment house at the northwest corner of Fourth street and Florida avenue, for \$16,000.

For Mrs. William Jenkins, six lots at the corner of Twenty-ninth and R streets.

For Miss Forest M. Crosthwaite, 4 East K Street, Chevy Chase; \$14,000.

For Thomas A. Rhodes, 4½ acres on the Giesboro road.

For William W. Price, two lots in South Brookland.

This firm has but recently established itself in business at 1403 New York avenue, and already show the stuff they are made of by a good report for one week's work. Mr. Muir is no stranger to the real estate community, having been associated with several prominent houses before making a break into the field on his own account. For years he was connected with the Traders Bank, and the many friends he made there have followed him into his new departure.

## THE USE OF CONCRETE FOR COTTAGES URGED

As regards the more modern suburban houses and cottages of the remoter suburbs, the question of building even these of concrete or concrete-steel will be well worthy of consideration by the municipal authorities. The relative cost of wooden and concrete cottages and villas is, of course, determined largely by local conditions, and depend upon the cost of cement and steel. Here, in the East, where lumber is more costly than on the Pacific slope, it has been found that in suburban homes the increased cost of concrete construction runs about 15 or 20 per cent. On the Pacific Coast, where lumber is cheaper, the difference would be greater; but should it be decided to rebuild San Francisco on the lines suggested, the enormous market for cement that would be thus afforded would probably result in a competition that would lead to a considerable lowering of the price.

## FOR SALE!

Warehouse containing 10,000 square feet of floor space on two floors, two squares from the new depot; built to carry weight. Fronting on very wide street and a thirty foot paved alley. The most desirable and reasonable warehouse property in the city.

DAVID MOORE

1328 New York Ave.

## HANDSOME OFFICE BUILDING ON G STREET



## DOUGLASS METHODIST CHURCH TO ENLARGE

Plans for Improvements Intrusted to Architect Appleton P. Clark to Carry Out.

The Douglass Memorial Methodist Episcopal Church, located at the corner of Eleventh and H streets northeast, which was organized in 1878, has, up to the present, been worshipping in the edifice which for several years had remained in an incomplete condition. Under the ministrations of the Rev. G. C. Bacon, prosperity has come upon the body, and plans have recently been made to proceed with the enlargement of the building, as originally provided. This task was intrusted by the building committee to Architect Clark, who has drawn plans that will make this church edifice one of the handsomest in that section of the city. It provides for the adding of a story to the building, in which will be located the auditorium, to be 60 by 80 feet in size, with an ornamental room, at a height of 30 feet above. The decorations will be of a character in keeping with the building, and will be marked with a quiet, tasteful, so pleasing to the artistic eye. Joseph C. Johnson has been given the contract for the building, which is estimated to cost \$12,000.

## RAPID BUILDING UP OF BLOOMINGDALE

Work is rapidly progressing on the building of fifty-six two-story houses in Bloomingdale, of which twenty-three have already been sold. Harry Wardman is the contractor, and the investment will represent about \$75,000. Architect Beers has planned model houses.

## EXTRA! 175 LOTS WASHINGTON, D. C. \$1 CASH. \$1 MONTH

All that remains unsold of 1,200 lots at Washington Highlands, D. C. The largest subdivision in the District of Columbia. Beautiful, high, and healthy home sites with splendid view of surrounding country. Fire and police protection. The only property for sale today in the District of Columbia with an absolute certainty of doubling in value within the year. Opposite the huge steel plant now under construction. Call at office or drop postal for plat and further information, as an immediate selection will secure the choice sites.

Come out Sunday. Prices \$50 to \$175. Wagonettes will meet you Sunday from 1 to 5 o'clock at end of car line, Congress Heights, to show you through the property. Extra facilities for handling a large crowd. Agents on grounds week days from 9 to 1. WASHINGTON, HIGHLANDS CO., Phone M 1400. 918 F Street N. W.

## CHICAGO'S BUILDING BOOM BREAKS ALL RECORDS

All building records of Chicago were broken last month. Permits were taken out for 1,765 buildings, which compares with the record of April, 1902, namely, 1,349 buildings, and the next highest showing of 1,120 for April, 1904, but the footage of 28,367 for last month exceeds by far any corresponding month, the closest approach being 27,805 for April, 1902.

The cost of buildings for which permits were taken out last month is \$12,139,875, as compared with the previous record of \$6,790,150, or not much more than half. Even if the county building, the cost of which was given as \$4,500,000, were left out of the calculation, the showing for last month would be remarkable.

## BUILDING IMPROVEMENTS IN THE NORTHEAST

J. R. Haislip is building six two-story brick dwellings, at 126-1215 T street northeast, for Charles Boyd, owner. The architect is E. Volland, who has made a very neat plan of house that will present some features of unusual interest for home seekers. The cost is estimated at \$18,000. This section of the city is rapidly building up with dwellings that are an ornament to the city.

## BUILDING LOAN FOR \$5,000,000.

The Broadway-Cortlandt Company has obtained a building loan of \$5,000,000 from the Metropolitan Life Insurance Company to erect a twenty-five and twenty-six-story building at 165-167 Broadway and 13-21 Cortlandt street.

## MUST NOT EXPECT DIVIDENDS THIS YEAR

Stockholders of the United States Realty & Improvement Company need not expect a declaration of dividends upon their shares for a year or more. It was said yesterday that dividends will not begin until the Plaza Hotel, at Fifty-ninth street and Fifth avenue, and the new Trinity building are completed, which, it is thought, will be in about twelve months from now.

Earnings of the company justify the payment of dividends now, but the management proposes to pursue an extremely conservative policy in the matter of paying out money. Earnings of the corporation for the last year were at the rate of 4.7 per cent on the outstanding stock.

## BALTIMORE CAPITALISTS BUYING WASHINGTON LAND

R. N. Ryon & Co., real estate brokers, have sold ten acres of unimproved land, located in Brookland, D. C., to Pearce & Scheidt, of Baltimore. It is the intention of these gentlemen to subdivide the property and put it on the market. This land is a part of "Granby," near the Sherwood Farm subdivision, which has recently been placed on the market and is located on Queens Chapel road, near the City and Suburban car line, which makes it desirable on account of its convenience to the city.

## THE BIGGEST BUILDING YET.

Theodore Starrett, a New York builder, predicts 100-story buildings for this city—not yet, but soon. Instead of elevators of the present type passengers for upper floors will be shot through pneumatic tubes.

## \$7,000 Beautiful Detached Homes In Petworth

4,226 sq. feet, on a corner; 9-room house, in perfect condition; porches all around; tiled bath and a m. l. Fine trees and flowers in garden. 150 feet from Brightwood ave. This is one of the most desirable properties in Petworth and must be sold very soon. We will be glad to show you this house at any time.

Thos. J. Fisher & Co., Incorporated. 1414 F Street N. W.

## PENNSYLVANIA AVENUE PROPERTY \$10 PER FOOT

Premises 1232 on the South Side and Running Through to D Street.

A deed was placed on record last week transferring to Franklin V. Killian, proprietor of the Franklin Laundry, part original lot 4, in square 282, known as premises 1232 Pennsylvania avenue, located on the south side between Twelfth and Thirteenth streets and improved by a two-story brick store and dwelling of a somewhat antiquated style. The lot has a frontage of twenty-three feet on the Avenue, running through to D street, with an irregular depth of 119 feet and contains 2,576 square feet. The property was transferred by Roger T. Mitchell, trustee, who is understood to represent the estate of the late Henry Orme Towles. The price paid is stated to be \$27,117, which is at the rate of a little over \$10 per foot. The purchaser bought it as an investment and will make no changes at present in the property.

## MOORE & HILL REPORT A GOOD WEEK'S WORK

Joseph M. Stoddard, of the Cook & Stoddard Co., has purchased the handsome residence, 1912 R street northwest, recently erected by Samuel Ross and consisting of twelve rooms and three baths. The price paid was \$18,500. The sale was made by Moore & Hill, Incorporated, in conjunction with John T. Chesley.

Among other recent sales made by Moore & Hill, Incorporated, are the following: 1871 Biltmore street, Washington Heights, to Max Cohen, for \$5,500; 1575 Biltmore street, to Miss Annie Flaum, for \$5,500; to Mrs. Dora M. Kelley, 1804 Tenth street northwest; to Prof. A. H. Brooks, 3100 Newark street, Cleveland Park, for \$9,250; to John H. Thomas, 143 Belmont street, Columbia Heights; to Benjamin W. Chiswell, 23 Fenton street northeast; to Wilton J. Lambert and Irving Williamson, trustees, 11 L street northeast; for James A. Moser, 2025 G street northwest; for the Lutz estate, 1451 Harvard street, Columbia Heights, for about \$13,000; for the Cleveland Park Company, eight lots in Cleveland Park, also 222 Macomb street, Cleveland Park, for \$8,500; to Dr. Milton Carroll, 2440 Folsom place, Cleveland Park; for Raymond J. Cooley, 1615, 1622, and 1624 Ninth street northwest, two family apartments, for \$22,500; to Horace C. Chandlee, 1975 Biltmore street, Washington Heights, for \$9,500. Ten of the fourteen houses now being erected by Harry Wardman, Eleventh street, Columbia road, and Irving street, Columbia Heights, at prices ranging from \$1,500 to \$5,000.

### TO RAISE RENTS.

Chicago real estate men say rents will be raised to meet the 25 per cent increase in insurance rates.

## LARGE SALE OF VACANT GROUND

Plot of Over 50,000 Feet on Thirteenth and U Streets.

The opportunity to secure any large plots of vacant ground within the confines of the original city limits becomes daily more impossible, as they have rapidly been taken up and covered with dwellings. The plot at the corner of Thirteenth and U streets, running up to V, has long been a place of interest to real estate men, as from its central location and convenience to all car lines it represented a desirable piece of ground for investment purposes.

### Sold to F. A. Blundon.

During the past week a deed was placed on record transferring to Francis H. Blundon, of the well-known real estate firm of Blundon, O'Brien & Belt, by Mary A. Barry et al. the place in question. The record recites that it includes lots 3 to 9, in square 273, fronting 320 feet on Thirteenth street and 162 feet each on U and V streets, and contains 51,760 feet. The usual nominal consideration of \$10 was named, but as it is understood that the property was held at \$45,000, it is presumed that this figure actually covers it.

### Under \$1 Per Foot.

It has been long held that there was no ground in the city limits that could be purchased at less than \$1 per foot, and it is a matter of surprise that this piece was allowed to go at a less rate. For some time it has been occupied by the Friends' Select School, as an athletic field, prior to which it was for awhile used as a public playground. It is not known what plans the purchaser has for it, but that it will be shortly improved is extremely probable.

## DEED RECORDED FOR BARTON HOTEL PROPERTY

There was placed on record yesterday a deed conveying to Swartzell, Rheem & Hensley lot 11 and part of 10 in square 222, better known as the Barton Hotel property, on Fifteenth street between New York avenue and H street, for a consideration of \$88,333.63. The deed was made by William B. Hibbs and described the lot as having a frontage of thirty-eight feet. As has been already published it is the intention of this firm to build a handsome office building for their exclusive use on the ground.

## TIFFANY'S OLD STORE LEASED FOR TEN YEARS

Charles Simon's Sons have leased the store and basement in the building formerly occupied by Tiffany & Company, at the southwest corner of Union square and Fifteenth street, 77x136 feet in dimensions, and are having it remodeled for wholesale business purposes. The lease is for a term of ten years, at an aggregate rental of \$300,000.

## WILLIGE, GIBBS & DANIEL

## WILLIGE, GIBBS & DANIEL



## \$200 Cash Buys These Houses

Balance \$25.00 Monthly. Total Price, \$4,500

SHEPHERD STREET, EAST OF BRIGHTWOOD AVENUE

Most Delightful Location in Petworth

All bright, cheerful, outside rooms; tiled baths; porcelain tubs; furnace heat; large cellar under entire house; stationary washbaths; servants' toilet; handsome Colonial porches; unusually good-sized front lawns, and large yards.

Our salesman will be on the ground every week day and Sunday.

## WILLIGE, GIBBS & DANIEL

603 and 605 Thirteenth Street N. W.